

7:00 p.m.
Kamas City Hall,
170 N. Main
Kamas, UT 84036

OPENING CEREMONY, INVOCATION/READING/THOUGHT

Mayor Marchant welcomed the scout troop in attendance and answered some of their questions.

Jackie Blazzard read through her staff report which stated Jose Chavez has submitted an application to Kamas City to amend Chapter 15 of the Kamas City Land Use Ordinance to allow a single family dwelling to be an allowed use in the Light Industrial Zone. There are 4 areas in Kamas City that carry the L-I designation.

The Kamas City General Plan 2008-2013 states the following regarding the Light Industrial Zone: “This category includes areas that allow for the compatible mixture of light industrial and heavy commercial uses which do not require intensive land coverage and does not generate large volumes of traffic with obnoxious sounds, glare, dust or odors.”

1 FYI – There are already 6 residences in Kamas that are located in the L-I zoning. Two are
2 located east of this lot in Block 42.

3
4 The Planning Commission has forwarded a positive recommendation to the Kamas City
5 Council to amend Chapter 15 of the Kamas City Land Use Ordinance to allow a single
6 family dwelling in the Light Industrial Zone, with the provision that this applicant sign a
7 Memorandum of Understanding with Kamas City that says he is aware other General
8 Commercial and Light Industrial Uses exist in the neighborhood that may not be
9 conducive to residential living. Some of these areas are used for storage of materials
10 which requires access by vehicles and crew at various times of the days and sometimes at
11 night. Along with access there are also related noises, gas and diesel fumes and lights at
12 night and in the early morning.

13
14 Councilor Smith asked where TR's Towing impound yard will go. Mr. Chavez has
15 agreed if this is approved TR's will be gone.
16 Councilor Todd feels this piece of property would fit more as residential. Jackie Blazzard
17 made the council aware there would only be one other piece of property in this light
18 industrial zone within the City that a potential home could be put in. Mr. Chavez would
19 like to have a piece of property to build a home on. His home would be on the north side
20 of the property and his business would be in the rear.

21
22 **MOTION:** Councilor Diane Atkinson moved to approve the request by Jose Chavez to
23 amend Chapter 15 of the Kamas City Land Use Ordinance to allow a single
24 family dwelling in the Light Industrial Zone.

25 Councilor Rod Smith seconded the motion.

26 Mayor Marchant called for a roll call vote:

27 Councilor Kevan Todd voted: aye

28 Councilor Diane Atkinson voted: aye

29 Councilor Rod Smith voted: aye

30 Councilor Mike Crystal voted: aye

31 The vote was unanimous. Kevan Todd, Diane Atkinson, Rod Smith and Mike
32 Crystal voted aye. Motion passed.

33
34
35 **JOSE CHAVEZ REQUEST FOR CONDITIONAL USE PERMIT FOR A**
36 **LANDSCAPE SERVICE AT 185 W. 200 N.**

37
38 Jackie Blazzard read through her staff report which stated Jose Chavez is requesting a
39 Conditional Use Permit for Landscape Services from his property at 185 West 200 North.
40 He would like to build a home on the front of the lot and run his landscape business out
41 of the rear of the lot. TR's Auto currently has a Conditional Use Permit for an impound
42 lot at this location.

43 Standards for review for this type of Conditional Use are found in Chapter 23.5 of the
44 Kamas City Land Use Ordinance. General Review Criteria (23.5.1) include the adequacy
45 of the site, screening, adjoining uses, displays and signage, traffic circulation, hours of
46 operation, and public convenience. Conditions relating to safety of persons and property,

1 health and sanitation, environmental issues, and compliance with the intent of the General
2 Plan and characteristics of the vicinity or neighborhood as listed in 23.5.2 of the code
3 were also considered. Specific Review Criteria (23.5.3.I) for this type of use include:

4 Landscape Services

5 Each application for a business license for landscape services must be accompanied by an
6 application for a Conditional Use Permit. The following standards must apply for each
7 application:

- 8 1. All loading and unloading zones will be designated to off-street areas.
- 9 2. All materials will be stored on site.
- 10 3. Ample off-street parking will be provided for customers and staff.
- 11 4. Adequate security must be supplied by the applicant.

12
13 The Planning Commission has forwarded a positive recommendation to the Kamas City
14 Council for a Conditional Use Permit for Jose Chavez with the following conditions:

- 15 1. The business of Landscape Services would not be a detriment to the residences in the
16 neighborhood.
- 17 2. Only one CUP would be in force at a time, i.e. TR's Auto and the Landscape Service
18 would not both operate simultaneously.
- 19 3. All equipment relating to business activities would be parked on the property and not
20 in the Kamas City right-of-way.

21
22 Councilor Todd would like to know hours of operation. Councilor Todd suggested 7am –
23 7 pm to protect the neighbors. Mr. Chavez feels this is fair.

24 Councilor Atkinson confirmed that when Mr. Chavez starts his landscape business if this
25 Conditional Use Permit is approved TR's Towing will no longer be allowed on the
26 property. Jackie Blazzard explained this is right.

27
28 **MOTION:** Councilor Kevan Todd moved to approve the request by Jose Chavez for a
29 Conditional Use Permit for a landscape service at 185 W. 200 N. with the
30 recommendations made by the Planning Commission, the hours of operation
31 from 7 am – 7 pm, and T.R.'s is to terminate his business in 3 months.
32 Councilor Rod Smith seconded the motion.
33 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
34 Smith and Mike Crystal voted aye. Motion passed.

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36 Councilor Dan Littledike arrived at 7:30 p.m.

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39 **MARY CHRISTA SMITH FROM SUMMIT COMMUNITY POWER WORKS TO**
40 **PRESENT ON THE GEORGETOWN ENERGY PRIZE.**

41
42 Mary Christa Smith introduced herself from Summit Community Power Works, a
43 nonprofit organization. Ms. Smith explained Georgetown University has put up an energy
44 efficient prize of \$5,000,000 for the community that is the most energy efficient which
45 includes electricity and natural gas. This is for residential accounts including municipal
46 buildings. Summit County made it in to the final 50 communities.

1 Kamas City is in the lead for all of Summit County. The schools are all involved and are
2 helping getting the word out through the kids. The next two years will be monitored
3 January 1, 2015 – December 31, 2016.

4 Ms. Smith explained the first initiative is lighting. Second initiative is thermostat. Third is
5 weatherization and retro fit. Forth is renewables (i.e. solar panels.)

6 Ms. Smith feels Summit County is on track to win this prize and be the most efficient
7 community Nationwide.

8 The prize money will go into an endowment to help with energy efficiency in the
9 community for the future.

10 Gary Siddoway is in the process of working with Rocky Mountain Power to change the
11 lighting in the City buildings. There has been an assessment completed and that's as far
12 as it has gone. Ms. Smith offered to help Gary Siddoway work with Rocky Mountain
13 Power to get this project completed.

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15
16 **AMENDMENT TO THE KAMAS CITY PERSONNEL POLICIES AND**
17 **PROCEDURES MANUAL, SECCTION XVIII: BENEFITS, REGARDING THE**
18 **UTAH RETIREMENT SYSTEMS TIER 2 ELECTED AND APPOINTED**
19 **OFFICIALS.**

20
21 Kim Peacock read through her staff report which stated The Utah Retirement Systems
22 has completed a compliance review of Kamas City's administration of the Utah
23 Retirement Systems' Public Employees' Noncontributory and Public Safety
24 Noncontributory Retirement Systems in accordance with Title 49, Utah State Retirement
25 Law.

26 Compliance requirements for the administration of the defined benefit plans includes:
27 policies for defining eligibility for coverage; calculation, reporting, and payment of
28 appropriate contributions; documentation processes for the enrollment, change in status,
29 and leave periods of members; and management of plan related records for members.

30
31 One of the findings from the Utah Retirement Systems was for city staff to implement a
32 policy determining eligibility for Tier 2 elected and appointed officials. City staff is
33 required to submit this policy to the Retirement Office by February 27, 2015.

34
35 Staff recommends the City Council amend the Kamas City Personnel Policies and
36 Procedures Manual, Section XVIII; Benefits, Retirement System to include **"For**
37 **purposes of Utah Retirement Systems (URS) coverage, the city classifies all elected**
38 **officials as part-time. Eligibility for retirement coverage under Utah Retirement**
39 **Systems shall be administered in accordance with the statutory rules governing**
40 **Utah Retirement Systems."**

41
42 **MOTION:** Councilor Rod Smith moved to amend the Kamas City Personnel Policies and
43 Procedures Manual, Section XVIII; Benefits, to include "For purposes of Utah
44 Retirement Systems (URS) coverage, the city classifies all elected officials as
45 part-time. Eligibility for retirement coverage under Utah Retirement Systems

1 shall be administered in accordance with the statutory rules governing Utah
2 Retirement Systems.”
3 Councilor Diane Atkinson seconded the motion.
4 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
5 Smith and Mike Crystal voted aye. Motion passed.
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8 **DEPARTMENT REPORTS**

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10 **MAINTENANCE**

11 Gary Siddoway reported on the Public Works Department. High Star Ranch has installed
12 4,000 ft. of water line. The fire line has been run to the High Star Ranch Event Barn, but
13 not passed off yet.
14

15 **MAYOR**

16 Mayor Marchant asked Jackie Blazzard to update the council on planning.
17 Jackie Blazzard explained FEMA is developing new flood plain maps that go through the
18 City. There will be a lot of areas along Beaver Creek that will be included in the new
19 flood zone.
20 Jackie Blazzard updated the council on the most recent Planning Commission meeting.
21 Sheri Kaye Leavitt attended the meeting because she wants to rent the office at Leavitt
22 Lumber for residential. The City Attorney explained to Jackie Blazzard our code states
23 residential use is not permitted in a Manufacturing zone and the City can deny a business
24 license at this location if they intend to use it as residential. They cannot meet current
25 residential zoning. This building can only be used as an office.
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27

28 **APPROVAL OF THE JANUARY 27, 2015 CITY COUNCIL MEETING** 29 **MINUTES**

30

31 **MOTION:** Councilor Diane Atkinson moved to approve the City Council meeting
32 minutes dated January 27, 2015.
33 Councilor Rod Smith seconded the motion.
34 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
35 Smith and Mike Crystal voted aye. Motion passed.
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38 **APPROVAL OF INVOICE REGISTER DATED FEBRUARY 5, 2015**

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40 **MOTION:** Councilor Diane Atkinson moved to approve the invoice register dated
41 February 5, 2015.
42 Councilor Kevan Todd seconded the motion.
43 The vote was unanimous. Dan Littledike, Kevan Todd, Diane Atkinson, Rod
44 Smith and Mike Crystal voted aye. Motion passed.
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1 **ADJOURN**

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3 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:45 p.m.
4 The vote was unanimous. Kevan Todd, Diane Atkinson, Rod Smith and Mike
5 Crystal voted aye. Meeting adjourned.
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8 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
9 *transcription of the meeting. These minutes are a brief overview of what occurred at*
10 *the meeting.*

11
12 Approved on the 24th day of February 2015.
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16 _____
17 Lewis P. Marchant
18 Mayor

Kim Peacock
Recorder